



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**August 29, 2013**

**REQUEST:** Minor Amendment and Final Design Approval/ American Can Company  
PUD - 2400 Boston Street

**RECOMMENDATION:** Approval

**STAFF:** Christina Gaymon

**PETITIONER(S):** The Can Company, LLC

**OWNER:** The Can Company, LLC

#### **SITE/GENERAL AREA**

Site Conditions: This site is approximately nine acres, zoned B-3-2 and is a Planned Unit Development (PUD). It consists of four renovated historic buildings being used for offices, retail and parking. It also has a large Safeway supermarket on the eastern edge of the site. The site was approved as the American National Plaza PUD, but is better known as American Can Company.

General Area: The PUD is located in the Canton neighborhood, surrounded by Hudson Street to the north, Boston Street to the southwest and Lakewood Street to the east. It is also located in the Canton Waterfront Urban Renewal Area, which consists of a mixture of townhouse; high-rise and mid-rise residential; boating related uses; and some mixed-use development south of Boston Street along the water. To the west of the PUD is O'Donnell Square, which is a small neighborhood retail district. The surrounding area on the north side of Boston Street is predominantly residential and consists of two-story row homes.

#### **HISTORY**

- Ordinance #85, approved July 15, 1988, established the American National Plaza (American Can) PUD.
- On May 12, 1994, the Planning Commission approved the Minor Amendment and Final Design for the Safeway Supermarket
- On March 20, 1997, the Planning Commission approved the Final Design for the American Can retail center
- On October 22, 1998, the Planning Commission approved the Final Design for the Emerging Technology Center

- On May 2, 2002, the Planning Commission approved a Minor Amendment to allow a rooftop deck
- On August 14, 2003, the Planning Commission approved Final Design for the Outback Steakhouse Restaurant

### **CONFORMITY TO PLANS**

This action is consistent with the American Can PUD and the Canton Waterfront Urban Renewal Plan.

### **ANALYSIS**

American Can PUD is a mixed-use development that renovated and reused four historic buildings to provide a mix of retail, offices, and parking. The development also includes a Safeway Supermarket. With the expansion of an existing office tenant in the Signature Building, the developers now seek to create a more ceremonial entrance to the building and provide additional lobby space for the tenant.

The proposal is to construct an entry volume to the Signature Building by enclosing 2815 square feet of the existing plaza space immediately outside of the primary front entrance. The volume will be constructed almost entirely of a clear glass curtain wall, with typical architectural metal panels used on the door frame and cantilevered roof. Its total height is 35 feet. The architect proposes three options for the location of signage, all of which will be located on the front face of the structure, above the entrance.

Community Input: The following community organizations have been notified of this action:

The Honorable James Draft, First District Councilman  
 Ms. Susan Quebeman, Anchorage Homeowners Association, Inc.  
 Dr. John Charlton, III, Anchorage Tower Condominium Association  
 Ms. Beth Myer-Edwards, Banner Neighborhoods Community Corporation  
 Ms. Mary Lou Hennigan, Brewer's Hill Community Association  
 Mr. Mary Taylor, Cambridge Walk Community Association  
 Mr. Darryl Jurkewicz, Canton Community Association  
 Ms. Stephany Palasik, Canton-Highlandtown Community Association  
 Mr. Victor Corbin, Fells Prospect, Inc.  
 Ms. Jennifer Robinson, Friends of Patterson Park  
 Mr. Tom Fallon, Northshore at Canton, Inc.  
 Mr. Chris Ryer, Southeast Community Development Corporation  
 Ms. Melissa Techentin, Southeastern District Police Community Relations Council  
 Mr. Barry Glassman, Southeast Presidents' Council  
 Ms. Carolyn Boitnott, Waterfront Coalition



**Thomas J. Stosur**  
**Director**